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Grierson House

Historic Home on 2.3 Acres, Fort Davis,
Jeff Davis County, Texas



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2.3 acres with Historic Home

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Location

The Grierson House is located at the base of Sleeping Lion Mountain at the end of Court Avenue, through the Boulders at the west edge of Fort Davis, Texas. The Fort Davis National Historic Site towers above this property with the palisades of columnar boulders of Sleeping Lion Mountain as the backdrop of this private residence. The historic Grierson House was built in 1903 by Harry Grierson, one of four sons of Colonel Benjamin Grierson, the post commander of Fort Davis and the US 10th Cavalry, known as the Buffalo Soldiers. As an adult, Harry Grierson returned to the family ranch in Fort Davis at the turn of the century and he built several homes in the town of Fort Davis. These homes were often rented by other area ranchers as family town homes so their children could attend school. The Grierson House was one of these homes.

Acreage

2.3 acres in Fort Davis

Description

Today the Grierson House has been completely renovated for modern living, but this 2900 square foot two-bedroom, two-and-a-half bath home retains the Arts and Crafts charm of its original construction. This home is listed on the National Register of Historic Places and is a State of Texas designated Historical Home. Period architectural details abound, including 12-foot ceilings, encased hardwood doors and windows, hardwood floors, two rustic fireplaces, as well as built-in closets, shelves and cabinets. Although located in town, the home has a quiet and secluded country feel.

A quote from the Texas Historical Commission described the house as follows:

“This masonry residence resembles other buildings in the community, including several officers’ quarters at the military post of Fort Davis. Completed in 1908 by local craftsman B.H. Grierson, Jr., the house incorporates pink volcanic rock, known as tuff, that exemplifies early twentieth-century construction. In 1912, a fire destroyed much of the structure, but local rancher and county sheriff Franklin Sproul directed the restoration of the home. It is due in large part to the Sproul family that the residence became a center for community activities. The home now serves as an architectural link to the military and agricultural history of West Texas.”

Updates to the home include central heat and air conditioning, updated plumbing and electric, and a new roof. The kitchen has been fully remodeled with custom cabinets and countertops. Other features include a laundry room, enclosed sun porch, and back deck. The bathrooms include an



elegant old-style bathtub, and fixtures, as well as a modern walk-in shower. There are two bedrooms: a master suite with full bath, and a guest bedroom, also with a bathroom.

The Historic Carriage House has been remodeled with electricity and a concrete floor and is used for storage, a work shop, and as an extra freezer and refrigerator location. There is an old well house and elevated water storage tank, adding to the bygone area ambiance of the property, as well as a carport and new chicken coop.

A new casita/cantina was built by the current owner with a screened-in bar area with sink, and an attached outside deck facing the Palisade Rocks to the north. The interior was finished as an office with two closets and it could be easily converted into a guest bedroom and bath.

The outside of the house has a world-class front porch with concrete floor spanning the entire length of the home. A back deck designed for barbecuing and stargazing, makes this an entire compound ready for the next owner. Landscaping of mostly local trees and plants has been carefully maintained.

Most of the furnishings are available with the sale of this property.

Price

Now reduced from \$875,000 to \$695,000

Contact

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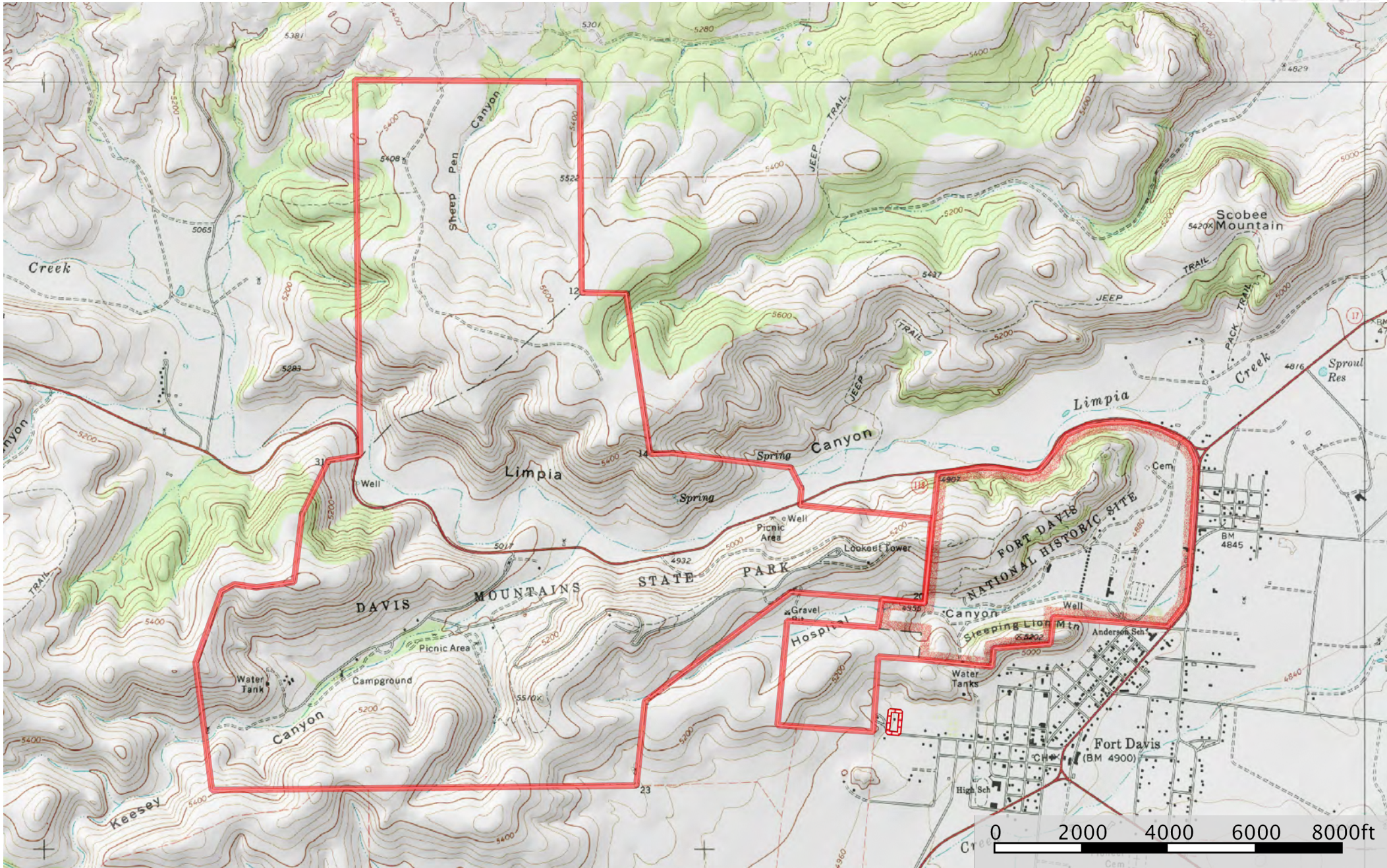
Disclaimer

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 Boundary  Boundary



 Boundary  Boundary





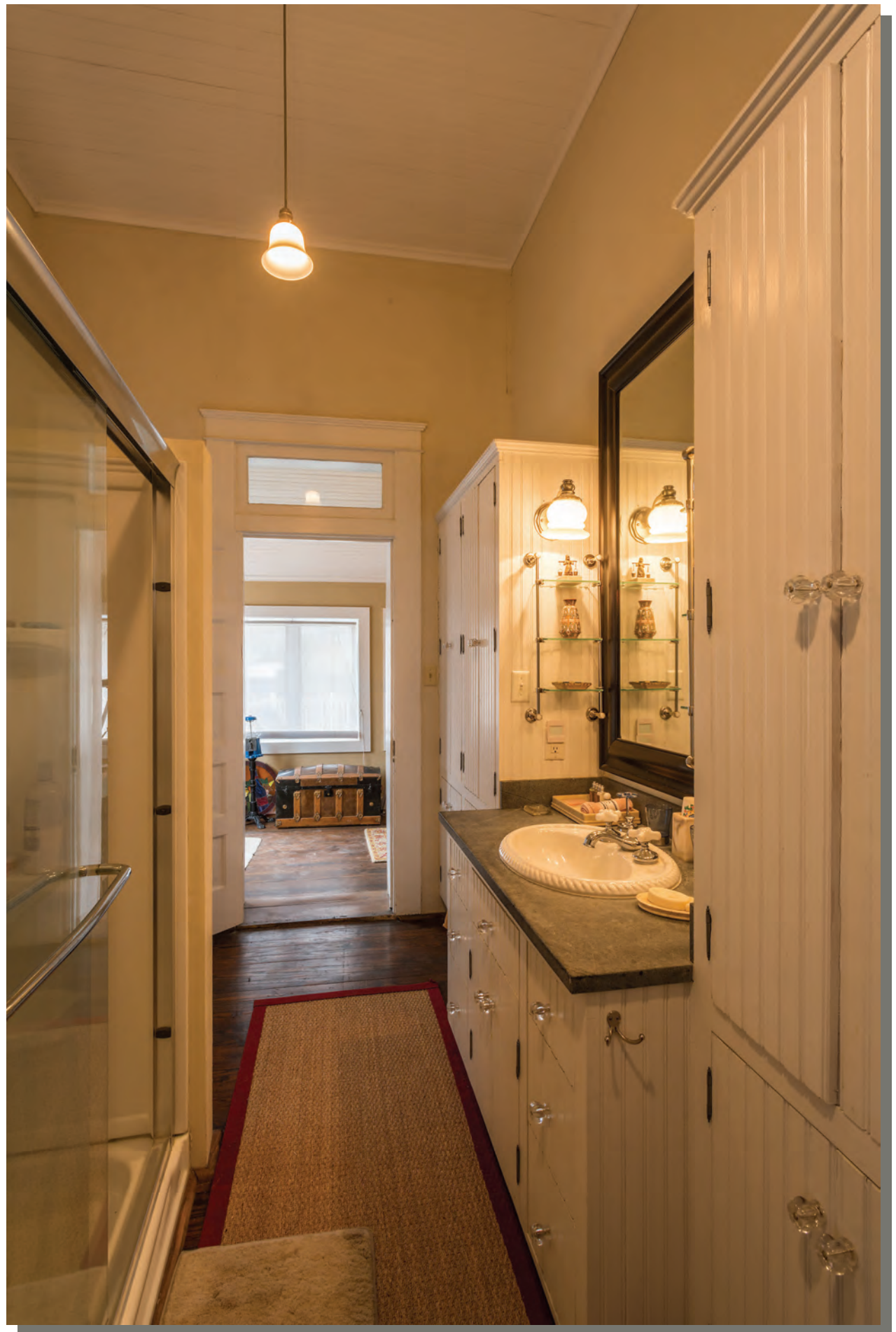
















Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date